



**Zoning & Platting Commission**  
**November 20, 2018 at 6:00 P.M.**  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

## **AGENDA**

Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Dustin Breithaupt  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans

Betsy Greenberg – Parliamentarian  
David King  
Jolene Kiolbassa – Chair  
Sunil Lavani  
Abigail Tatkov

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from meeting November 6, 2018.

## C. PUBLIC HEARINGS

- 1. Resubdivision:** **C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane; District 2**  
Location: 7513 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.  
Staff Rec.: **Staff request for postponement to December 4, 2018**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 2. Resubdivision:** **C8-2016-0146.01.1A - Park 183-Phase 2; District 2**  
Location: 8219 Burluson Road, Onion Creek Watershed  
Owner/Applicant: Park 183 Land, LLC (Adam Nims)  
Agent: Stantec (Jonah Mankovsky)  
Request: Approval of the resubdivision of a portion of Lot 1, Sundberg Estates, comprised of 5 lots on 63.98 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 3. Resubdivision:** **C8-2018-0113.0A - Jourdan Crossing; District 1**  
Location: 12100 Samsung Boulevard, Harris Branch Watershed  
Owner/Applicant: Samsung Austin Semiconductor  
Agent: 2P Consultants (David Urban)  
Request: Approval of the resubdivision of Lot 1, Jourdan Crossing, Phase C, Section 2, comprised of one lot on 180.9 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 4. Resubdivision:** **C8-2018-0082.0A - Park 35 Section V; District 7**  
Location: 12205 N. Lamar Blvd., Walnut Creek Watershed  
Owner/Applicant: Walnut Park Phase II, LTD (Larry Peel)  
Agent: LandDev Consulting, LLC (Larry Hanrahan, P.E.)  
Request: Approval of the resubdivision of one lot and unplatted property into a 3 lot subdivision on 18.832 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

5. **Site Plan Extension:** [SP-2008-0324C\(XT3\) - Tech.Ridge Section One - Extension 3; District 7](#)  
 Location: 13301 Center Lake Drive, Walnut Creek Watershed  
 Owner/Applicant: Centerstate 99, Ltd. (Steve Mattingly) & VHRMR Austin Ltd.  
 Agent: Civiltude Engineers & Planners (Jim Schissler)  
 Request: Request approval of a 3 year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department
6. **Site Plan - Conditional Use Permit:** [SPC-2018-0280C - The Vistas of Austin Amenity Center](#)  
 Location: 10408 Vistas Drive, Rinard Creek and Marble Creek Watersheds  
 Owner/Applicant: Milestone Community Builders  
 Agent: BGE, Inc. (Jacob Kondo)  
 Request: The approval of a Conditional Use Permit for an Amenity Center (Community Recreation - Private) in the I-SF-4A Zone.  
 Staff Rec.: **Recommended**  
 Staff: [Randall Rouda](#), 512-974-3338  
 Development Services Department
7. **Rezoning:** [C14-2018-0004 - Braker Office/Condo Park; District 1](#)  
 Location: 1308 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)  
 Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)  
 Request: MF-4 to GO-MU  
 Staff Rec.: **Pending; Staff postponement request to December 4, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
8. **Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)  
 Location: 914 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
 Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
 Request: SF-2 to SF-4A and GR  
 Staff Rec.: **Pending; Staff postponement request to December 4, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
9. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
 Location: 914 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
 Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
 Request: DR and SF-2 to SF-4A and GR  
 Staff Rec.: **Pending; Staff postponement request to December 4, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

- 10. Rezoning:** [C14-2018-0079 - 11713 Jollyville Rd; District 10](#)  
 Location: 11713 Jollyville Road, Walnut Creek Watershed  
 Owner/Applicant: Asian American Cultural Center, LLC (Amy Wong Mok)  
 Agent: Armbrust and Brown, PLLC (Michael Whellan)  
 Request: LO to GR-MU  
 Staff Rec.: **Recommendation of GO-MU-CO**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
- 11. Rezoning:** [C14-2018-0092 - 11900 Buckner Road; District 6](#)  
 Location: 11900 Buckner Road, Lake Travis Watershed  
 Owner/Applicant: Budget Leasing, Inc. (David Stein)  
 Agent: McLean & Howard, LLP (Jeffrey Howard)  
 Request: SF-6-CO to GR-MU for Tract 1 and LO-MU for Tract 2  
 Staff Rec.: **Recommendation of GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, with conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
- 12. Rezoning:** [C14-2018-0107 - 8200 South Congress; District 2](#)  
 Location: 8200 South Congress Avenue, South Boggy Creek Watershed  
 Owner/Applicant: Southside Storage, Inc. (Bobby New)  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: CS-CO; LI-CO to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO**  
 Staff: [Wendy Rhoades](#), 512-97-7719  
 Planning and Zoning Department
- 13. Preliminary Plan:** [C8-2018-0188 - Westlake Ridge Subdivision; District 8](#)  
 Location: 1300 Lost Creek Boulevard, Barton Creek Watershed – Barton Springs Zone  
 Owner/Applicant: Eanes Marshall Ranch, LP (Linda Haines)  
 Agent: Kimley-Horn and Associates (Joshua Miksch)  
 Request: Approval of Westlake Ridge Subdivision composed of 63 lots on 37.23 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2018-0193.0A - Vista Parke, District 6](#)  
 Location: 12001 Vista Parke Drive, Lake Travis Watershed  
 Owner/Applicant: Shay Rathbun, President of FP Properties Inc., General Partner of Parke Properties I, LP & GDF Realty Investments, Ltd.  
 Agent: LJA Engineering (Alex Clarke)  
 Request: Approval of Vista Parke composed of 1 lot on 6.98 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

15. **Final Plat - Previously Unplatted:** [C8J-2018-0185.0A - My Primo Subdivision](#)  
Location: 4705 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Alfredo Igarza Rueda  
Agent: ATX Construction Group (Ramon Duran)  
Request: Approval of the My Primo Subdivision composed of 1 lot on 1 acre.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - with Preliminary:** [C8-2017-0189.7A - Pioneer Hill Section 5, Final Plat: District 1](#)  
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 5, Final Plat composed of 147 lots on 26.2 acres  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department
17. **Final Plat - with Preliminary:** [C8-2017-0189.8A - Pioneer Hill Section 6, Final Plat; District 1](#)  
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 6, Final Plat composed of 171 lots on 7.25 acres  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department
18. **Final Plat - Previously Unplatted:** [C8J-2018-0195.0A - Charro Estates Resubdivision of Lot 10: District 5-Mile ETJ](#)  
Location: 137 Caballo Road, Cedar Creek Watershed  
Owner/Applicant: Maria F. Martinez  
Agent: FNFCADD Services (Fred Fuentes)  
Request: Approval of the Charro Estates Resubdivision of Lot 10 composed of 2 lots on 2.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

- 19. Final Plat - Resubdivision:** [C8-2018-0196.0A - Highland Park West Resubdivision of Portions of Lots 3, 4 and 5, Block O; District 10](#)  
 Location: 4701 Crestway Drive, Taylor Slough North Watershed  
 Owner/Applicant: Karen Brimble  
 Agent: Prossner and Associates, Inc. (Kurt Prossner)  
 Request: Approval of the Highland Park West Resubdivision of portion of Lots 3, 4 and 5, Block O composed of 2 lots on 1.15 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Preliminary Plan:** [C8J-2018-0187 - Porter Tract](#)  
 Location: 12800-13021 Bob Johnson Road, Little Bear Creek Watershed  
 Owner/Applicant: RRRS 1626, LLC  
 Agent: Brown & Gay Engineers, Inc. (Brian Williams)  
 Request: Approval of the Porter Tract Preliminary Plan composed of 76 lots on 15.6 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 21. Final Plat - Previously Unplatted:** [C8-2018-0191.0A - Pioneer Hill Apartments; District 1](#)  
 Location: 1420 Dessau Road, Walnut Creek Watershed  
 Owner/Applicant: F C Morse, Jr. Exempt Family Trust, et al  
 Agent: Jones Carter (Leslie Perry)  
 Request: Approval of the Pioneer Hill Apartments Final Plat composed of 1 lot on 29.33 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### **D. ITEMS FROM THE COMMISSION**

##### **1. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed project to revise the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

#### **E. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

## **F. COMMITTEE REPORTS**

### [Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

### [Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

Attorney: [Lee Simmons](#), 512-974-2107

**SPEAKER TESTIMONY TIME ALLOCATION**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

**2018 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 2, 2018	July 3, 2018
January 16, 2018	July 17, 2018
February 6, 2018	August 7, 2018
February 20, 2018	August 21, 2018
March 6, 2018	September 4, 2018
March 20, 2018	September 18, 2018
April 3, 2018	October 2, 2018
April 17, 2018	October 16, 2018
May 1, 2018	November 6, 2018
May 15, 2018	November 20, 2018
June 5, 2018	December 4, 2018
June 19, 2018	December 18, 2018